

043.A

0007

0036.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
847,200 / 847,200  
847,200 / 847,200  
847,200 / 847,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PARK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	NAGARAJA ANKUR KANTILAL ETAL/ T	
Owner 2:	A.K. NAGARALA REVOCABLE TRUST	
Owner 3:	M.L. MENDIOLA REVOCABLE TRUST	

Street 1: 36 PARK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MENDIOLA MONICA &amp; -

Owner 2: NAGARAJA ANKUR -

Street 1: 36 PARK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## PROPERTY FACTORS

Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7367																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	847,200			847,200		
							317360
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

Condominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
847,200 / 847,200  
847,200 / 847,200  
847,200 / 847,200

!16237!

## PRINT

Date: 12/30/21 Time: 22:09:47

LAST REV Date: 10/21/21 Time: 10:25:34

mmcmakin

16237

Prior Id # 1:	30754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	847,200	0	.	847,200		Year end	12/23/2021	
2021	102	FV	832,900	0	.	832,900		Year End Roll	12/10/2020	
2020	102	FV	818,600	0	.	818,600	818,600	Year End Roll	12/18/2019	
2019	102	FV	798,000	0	.	798,000	798,000	Year End Roll	1/3/2019	
2018	102	FV	728,700	0	.	728,700	728,700	Year End Roll	12/20/2017	
2017	102	FV	656,600	0	.	656,600	656,600	Year End Roll	1/3/2017	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENDIOLA MONICA	78889-334	1	10/12/2021	Convenience	99	No	No		
CARNEY JOHN A,	65421-257		5/26/2015		710,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
2/22/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good			Master Deed 65332-491.									
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 6	- Slab			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix: 2	Rating: Very Good												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>													
Year Blt: 2014	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G17	Fact: .			Floor: M	- Multi-Level												
Const Mod:				% Own:	50.000000000												
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond: VG	- Very Good			1.5 %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal	1 - Drywall			Functional:					Interior:	1	12	6					
Sec Int Wall:				Economic:					Additions:								
Partition:	T - Typical			Special:					Kitchen:								
Prim Floors:	3 - Hardwood			Override:					Baths:								
Sec Floors:	3 - Hardwood			Total:	1.5 %				Plumbing:								
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>					Electric:								
Subfloor:				Basic \$ / SQ:	250.00				Heating:								
Bsmnt Gar:				Size Adj.: 0.82258064					General:								
Electric:	3 - Typical			Const Adj.: 0.94990498													
Insulation:	2 - Typical			Adj \$ / SQ: 195.343													
Int vs Ext:	S			Other Features: 67451													
Heat Fuel:	2 - Gas			Grade Factor: 1.21													
Heat Type:	3 - Forced H/W			NBHD Inf: 1.64999998													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100			LUC Factor: 1.00													
Solar HW:	NO			Adj Total: 860072													
% Com Wal				Depreciation: 12901					Juris. Factor: 1.00	Before Depr:	390.00						
				Depreciated Total: 847170					Special Features: 0	Val/Su Net:	455.48						
									Final Total: 847200	Val/Su SzAd:	455.48						
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 043.A-0007-0036.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:			